

ARCHITECTURAL REVIEW COMMITTEE  
BellaVita at Green Tee

Meeting Notes  
May 11, 2013

Attendees: Jim Moore, Chairman  
Anita Barner  
Ron Lauve  
Tony Nicolas  
Tom Rohwer  
Ruth Southard, BellaVita HOA Board contact  
Don Talley

The meeting of the BellaVita Architectural Review Committee was called to order by the chairman, Jim Moore and the agenda was distributed.

The meeting notes from April 13, 2013 were reviewed and approved.

Jim stated that he had received an inquiry from Wayne Johnson on behalf of the BellaVita Board. The Board was inquiring as to whether a denial letter had ever been sent for a particular application made over two years ago. Jim had researched the issue and determined that a letter was sent to the homeowner in August of 2012 stating that the proposed project did not meet guidelines as presented and requested further clarification. The homeowner was also informed that if the additional information was not received by a stated deadline, then the application would be considered denied. The homeowner did not provide the requested information, the application was considered denied, but was never removed from the tracking listing. Jim will explain to Wayne about the effective denial of the application even though a formal denial letter was never sent.

There was a discussion of an AMI denial of the application by a homeowner for a covering for the safety exit patio on their residence. There are already a number of existing covers of the type requested within the community. After discussion it was determined that a new

guideline should be developed for this particular type of patio area. Ron Lauve agreed to draft a proposed guideline.

As no official appeal by the homeowner has yet been received regarding this denial, once that has been received it was agreed that an electronic meeting and vote would take place on this matter.

The homeowner appeal of the AMI denial of Service Request 1422577 was discussed. The homeowner was appealing the denial for a driveway extension and backyard landscaping changes. After discussion it was agreed that the changes to the original plan as presented in the letter of May 7, 2013 would bring the project into compliance with guidelines. A letter to AMI approving the project will be sent. It is to be emphasized that by placing landscaping in the utility easement the homeowner is accepting that the easement holder has the right to do any necessary work in that area and that the landscaping is solely the responsibility of the homeowner. It was also to be emphasized that the two proposed drainage breaks in the flower bed with river rock would be required.

There was discussion of the wording of the requirement for a construction deposit in the Guidelines. It was agreed that the proposed Guideline change for Section 5 (i) should read:

"For all construction projects, including pools, a \$5,000 deposit is required with the submittal of the approval application to ensure that if the homeowner's contractor damages any common area or a neighbor's property, it is restored to the original condition."

For consistency it is proposed the Guideline under Section 15 (h) for Swimming Pools should read:

"A \$5,000 deposit is required with the submittal of the approval application to ensure that if the homeowner's contractor damages any common area or a neighbor's property, it is restored to the original condition."

There was discussion that a homeowner e-mail address should be added to the Request for Home Improvement Approval. This addition was approved.

There being no further business the meeting was adjourned.

The next scheduled meeting will be June 8, 2013.

Meeting notes prepared by: Anita Barner

Attachment:

Request for Home Improvement Approval



**BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION**

**REQUEST FOR HOME IMPROVEMENT APPROVAL**

In an effort to provide and protect each individual Homeowners' rights and values, it is required that any homeowner or group of owners considering improvements and/or changes to their home or property submit this form to the Managing Agent prior to installation. If any change is made that has not been approved, the association has the right to ask the homeowner to remove the improvement(s) and/or change(s) from the property.

**Please Note: Contractors cannot submit applications on the homeowner's behalf.**

Please fill out this form in COMPLETE detail. DATE: \_\_\_\_\_  
OWNER'S NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

ADDRESS WHERE CONSTRUCTION IS TO BE PERFORMED: \_\_\_\_\_

PHONE: (HOME) \_\_\_\_\_ OTHER: \_\_\_\_\_

TYPE OF IMPROVEMENT/CHANGE PROPOSED: \_\_\_\_\_

PAINTING: (All samples must be submitted)

Color of Brick: \_\_\_\_\_

Color to be used for:

Main portion of house (including garage door) \_\_\_\_\_

Trim (soffit, fascia boards, window trim) \_\_\_\_\_

Accents (shutters, window hoods, doors) \_\_\_\_\_

STRUCTURES:

If you are building/installing a structure (including storage buildings) with walls and a roof, you must include an elevation drawing showing the dimensions of the structure, including the height.

For all building construction, including pools, a \$5,000.00 deposit is required with the application.